

Location of Home Important Consideration Says Thompson

Neighborhood and Cost of Dwelling Should Be in Accord With One's Means.

GIVES TIPS ON BUILDING

Basis for Construction Outlined—Market Today Is Safe for a Good Buy.

BY A. C. THOMPSON.

Since each neighborhood reflects by its outward appearance the character of its people, it is not difficult to choose a location that is in keeping with one's desires and protects the pocketbook.

It is a mistake that must result with telling effect upon the individual and the community when a man whose income is of a very limited size, purchases a home beyond his means in a locality composed of high-priced property owners, and thereby is compelled to gratify any excessive whim.

In the first place he will feel discontented, because he does not fit in with his surroundings. He will not be able to live up to their standard, and he cannot lay out the money necessary to keep his pretensions as well as his neighbors'. He who thus chooses does so very foolishly.

In all cities will be found buildings to fit every class of means. Before you go to the market to purchase, think over your situation and your future prospects; then choose the locality for a home that is best suited to your means and social standing. If you are going to purchase through a broker, get full information which will permit him more readily serving your interests.

After price and locality, coupled with your desire as to financial arrangement in purchasing have been determined, the next step to be considered is the location of the property as to transportation and other conveniences such as sewer, water, lights, paving, etc.

The most important item then remaining is an examination of the house and premises. The word "home" conveys a meaning of permanency; therefore one should demand such construction in the house he buys as will reasonably assure him against a continual repair bill, keep it decent appearance condition.

Some Building Hints.

A house to be substantial should have 2x8-inch studs set on 16-inch or 24-inch centers. If set on 24-inch centers, they should be "shored" or "bridged" to steady the vibration to which it will be subjected. Double flooring will increase the strength of the construction and add to the life of the finished floor. To test 50 per cent of the lower plates should be doubled. A long roof line should be braced to prevent the roof from sagging and springing leaks. All door and window openings should be double or triple framed with 2x8s. Placing a 1x3-inch backing on openings will make a dust and wind-proof casing that will make a house warmer and keep out the dust, thereby reducing the labor of housekeeping. To build a roof that will not leak, the rafters should be sheathed over with 1x12-inch sheathing set on 4x6-inch centers. Then lay the best grade of shingles to be obtained not more than 4 1/2 inches to the weather (1 inch is that much better), the additional cost will not be noticeable. When the sheathing has been used properly finished and painted, an outside finish and interior finish, may be readily ascertained by any one.

By demanding a home built along the lines suggested, the general character of construction will be raised and more permanent and stately buildings will take the place of the shabby houses that are usually associated with it. It is not the first cost of an article that we measure its value by, but the after expense necessary to maintain its good condition.

The character of architecture one chooses for a home is mostly a matter of the individual taste.

Value Determination.

The price to be paid for a home does not depend so much upon the location as of such properties in the same, contiguous or similar localities, as it does upon the question of its adaptability to meet the individual requirements of the one buying.

For instance: The advantages of a certain school, a certain street car line that is convenient or direct line to your work. For such

advantages one can afford to pay more than a conservative market value.

Again often we hear a person say that it is difficult to buy a home. The taxes are too high. What actually is true is that in some homes worth \$1,000 or less the taxes are less than \$100. In fact, see \$100. Add the passing tax of, say, \$10, and the total tax on which the property interest is \$110, which at a per cent would be \$11. Total expense on credit would about \$120. Rent per day on ordinary houses costs \$100. At \$100 a day, from \$1,000 to a house that costs \$1,000 to \$1,200, the saving would be at least \$100 per year. The value to your feelings and better relationship cannot be realized.

Don't stop ever stop to think that the charge for a work you earn and your daily expenses is just a reflection of the life you lead. Life is worth more than the work of your hands will ever yield. Your home can give you a cause with a widespread opportunity.

Home Owners' Responsibility.

While the home gives the home owner great latitude in the exercise of personal predilections and the assertion of his independence, the use of his property must be within certain restrictions for the protection of the public in the pursuit of peace, health and the natural enjoyment of life.

In crowded centers, such as cities, one must, therefore, throw rubbish, garbage, other unclean, impure or dangerous matter upon his premises in such quantity or in such way as to be offensive to the public welfare. It is incumbent upon him to keep his weeds cut and to prevent fly and mosquito breeding. Anything kept or maintained upon his premises that is obnoxious to public sentiment or a detriment to public health and happiness becomes a nuisance, and upon report to proper authorities will be abated.

It is the duty of every citizen to report such nuisances. It is only by every citizen taking interest in maintaining proper civic conditions that makes the home worth while.

Buying a home during market excitement is a foolish thing to do. Market (speculations) is occasioned by speculative conditions, and it is the most inappropriate time in which to choose a home. Values become inflated, and our judgment is subject to error. Such speculative conditions are unhealthy for a city and are to be avoided as much as possible. The city that is growing in a healthy way is the one that stands always upon a conservative foundation, a steadiness of market conditions that will permit of exact knowledge as to what makes the home worth while.

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ADAMS AND WALKER HAVE MADE SEVERAL BIG DEALS

With the present price of building material much higher than it has ever been before, it would seem that few if any residence buildings would be selling. Adams and Walker report sales of high class vacant residence property aggregating \$40,000.

Their latest sale is a 1,000 foot lot at the corner of Eighteenth and Madison, sold to R. M. Stewart for \$6,000, sale made by Sam Smith.

100 feet in Maple Ridge on Eighteenth street, sold at \$5,500, sale made by Sam Smith.

70 foot corner on Terrace Drive at 15th and 16th, Mr. Barker, \$2,800, sold by Frank Walker.

700 foot south front on Fifteenth street just west of Utica, to J. A. Bedding, \$2,200, sale made by Sam Smith.

In addition to the above sales this month reports the sale of the following:

The Muldoon residence on New Quay, including \$15,000, sale made by M. D. Loring.

Seven room bungalow at 41 East Fourteenth street, built by this company and sold to Mr. Keyser with the Coeding company at \$7,500 to W. C. Lapham.

Personal Notes.

E. G. CUNNINGHAM, one of the pioneer real dealers, is back in business after a summer spent with his family on the Pacific coast.

GEORGE HILLFORD and John Cullinan are the names of two of the newest additions to the Tulsa real estate market. Both young men were recently discharged from the army where they saw many months of active service.

W. A. BENTON is spending a few weeks in the dark hills of Missouri hunting and fishing.

J. P. CLIFFORD has retired from the firm of Johnson and Clifford and will enter the hardware business in one of the Texas oil towns. Mr. M. E. Johnson will continue the business under the firm name of Johnson Realty Company.

HOLLYMAN & CO. is one of the newest additions to realty service. Mr. Holzman was connected with the firm of Abbott & Welch for several months previous to entering the business for himself.

REALTY MEN, almost without exception, are commenting on the extremely active condition of the market at the opening of the fall season. Good residence properties were never in such demand as at the present time, and a number of firms are considering an active campaign of building to be started at an early date.

AMERICANS START FOR HOME

Transport With 1,250 Troops Leave Vladivostok for America.

By The Associated Press.

VLADIVOSTOK, Sept. 11.—The transport Legion, with 1,250 American troops, principally members of the 27th infantry, left for the United States today by way of Manilla and should arrive in San Francisco about October 27. Replacement troops arrived here Sept. 6.

MAN'S ENTRAILS EATEN BY WOLVES

The well known story of the poor Spartan hero who held in his arms a wild wolf even while it was gnawing savagely at his intestines, pictures to the imagination but feebly the excruciating agony that men and women suffer as the result of appendicitis. This terrible condition is not to be轻视ed. The patient with little symptom that does not seem at all important, nothing more noticeable than a little belching after eating and the discomfort caused by the pressure upon the abdomen. But this disease, though it appears slight, has the power of bringing about serious complications, if neglected, result in habitual biliousness due to constipation and chronic indigestion. The patient should neither ignore nor neglect this disease, for food is the system. Then follows bad breath, offensive complexion covered with pimples, eruptions, blisters and roughness. The last stage is gangrene, the condition in which the skin and flesh are entirely dead. It is the victim of appendicitis.

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